162.0	0002	0013.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	790,500	/	790,500
USE VALUE:	790,500	/	790,500
ASSESSED:	790,500	/	790,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
119		OAKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CROTTY STEPHEN E & KRISTIN E
Owner 2:	
Owner 3:	
Street 1:	119 OAKLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	EUBANKS CLIFFORD K -
Owner 2:	-
Street 1:	119 OAKLAND AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry U
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .192 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 1728 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8368.000	315,700	5,100	469,700	790,500
Total Card	0.192	315,700	5,100	469,700	790,500
Total Parcel	0.192	315,700	5,100	469,700	790,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 457.47 | /Parcel: 457.47

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	108092
GIS Ref	
GIS Ref	
Insp Date	08/18/18

!12655!

PREVIOUS ASSESSMENT

Parcel ID 162.0-0002-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	315,700	5100	8,368.	469,700	790,500		Year end	12/23/2021
2021	101	FV	306,100	5100	8,368.	469,700	780,900		Year End Roll	12/10/2020
2020	101	FV	306,100	5100	8,368.	469,700	780,900	780,900	Year End Roll	12/18/2019
2019	101	FV	244,300	5100	8,368.	469,700	719,100	719,100	Year End Roll	1/3/2019
2018	101	FV	241,700	5100	8,368.	416,000	662,800	662,800	Year End Roll	12/20/2017
2017	101	FV	241,700	5100	8,368.	348,900	595,700	595,700	Year End Roll	1/3/2017
2016	101	FV	241,700	5100	8,368.	348,900	595,700	595,700	Year End	1/4/2016
2015	101	FV	235,800	5100	8,368.	302,000	542,900	542,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:20:15

LAST REV

Date	Time
08/28/19	15:23:03
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12655

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
EUBANKS CLIFFOR	69755-362		8/11/2017		755,000	No	No		
NEVILLE PAUL/ET	27481-530		7/15/1997		285,000	No	No		Y

USER DEFINED

Prior Id # 1:	108092
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/19/2019	517	Re-Roof	10,885	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/18/2018	Inspected	BS	Barbara S
5/31/2018	MEAS&NOTICE	BS	Barbara S
2/5/2018	SQ Returned	MM	Mary M
12/22/2008	Meas/Inspect	336	PATRIOT
12/16/1999	Mailer Sent		
12/6/1999	Measured	263	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8368		Sq. Ft.	Site		0	70.	0.80	8									469,727						469,700	

Total AC/HA:	0.19210	Total SF/SM:	8368	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	469,727	Spl Credit		Total: 469,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	YELLOW
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		26.4 %

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.25763893
Const Adj.:	0.98000199
Adj $ / SQ:	160.224
Other Features:	86500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	428883
Depreciation:	113225
Depreciated Total:	315658

COMMENTS

PDAS SINK/TOILET IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 6	BRs: 3	Baths: 1	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

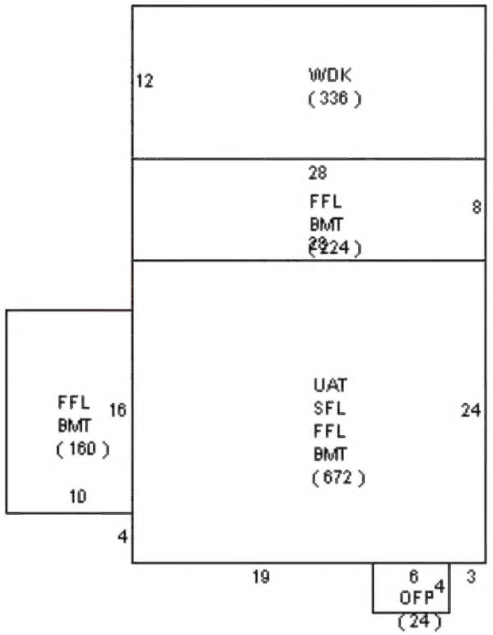
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	160.22
Special Features:	0	Val/Su Net:	95.32
Final Total:	315700	Val/Su SzAd	182.70

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,056	48.070	50,759
FFL	First Floor	1,056	160.220	169,196
SFL	Second Floor	672	160.220	107,670
WDK	Deck	336	8.800	2,956
UAT	Upper Attic	168	64.090	10,767
OFP	Open Porch	24	43.120	1,035

Net Sketched Area:	3,312			Total:	342,383
Size Ad	1728	Gross Area	3816	FinArea	1728

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 162.0-0002-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1928	21.25	T	40	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:	Total: 5,100